

11 Paarl Road



11 Paarl Road Canvey Island SS8 9BT

£385,000



Nestled on Paarl Road in the charming Canvey Island, this impressive three-bedroom detached house presents an excellent opportunity for families and individuals alike. With No Onward Chain, this property is ready for you to make it your own. As you enter, you are welcomed by a spacious lounge that offers a comfortable space for relaxation and entertainment. The modern kitchen/diner is a highlight, providing ample room for a dining table and chairs, perfect for family meals or gatherings with friends. Additionally, a convenient ground-floor cloakroom adds to the practicality of the home.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat. The modern shower room is well-appointed, ensuring that your daily routines are both comfortable and efficient. The property boasts UPVC double-glazed windows and doors, enhancing energy efficiency and providing a quiet indoor environment. Outside, you will discover a garage and parking space at the front, along with a delightful rear garden and a substantial side garden, offering plenty of outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs.

Located close to Jones Corner and the town centre, this home is ideally situated for easy access to local amenities, shops, and transport links. Furthermore, there is potential to extend the property, subject to planning permission, allowing you to tailor the space to your needs. Viewing is highly recommended to fully appreciate the size and potential of this wonderful family home. Don't miss out on the chance to make this property your own.



Hallway

Obscured UPVC double-glazed entrance door to the front with further obscure double-glazed window to the front and side elevations with UPVC privacy screen, spacious hallway with coved textured ceiling, radiator, stairs to first floor accommodation, wood style laminate flooring, doors to ground floor accommodation.

Cloakroom

Textured ceiling, obscure UPVC double-glazed window to side elevation, tiling to walls, chrome heated towel rail, vinyl floor covering, modern two-piece white suite comprising a sink with chrome mixer tap inset into a vanity unit, and a push flush wc.

Lounge

16'6 x 12'5 (5.03m x 3.78m)
Spacious lounge with coved textured ceiling, UPVC double-glazed window to the front and rear elevations, plus UPVC double-glazed

patio doors to the side giving access to the side garden, attractive wallpaper decoration, feature fire surround, and two radiators. wood style laminate flooring.

Kitchen Diner

16'4 x 10'1 (4.98m x 3.07m)

Spacious kitchen/diner with ample room for table and chairs, coved flat plastered ceiling, UPVC double-glazed window to rear elevation, UPVC door to rear giving access to the garden, radiator, tiling to splashback areas, tiled effect laminate flooring, modern extensively fitted kitchen with white gloss units at base and eye level with matching drawers, two glass display cupboards, rolled top worksurfaces incorporating four ring gas hob with a pull out extractor over, separate waist height oven, one and a quarter stainless steel sink and drainer with chrome mixer tap, tiling to the floor.

First Floor Landing

Coved flat plastered ceiling, UPVC double-glazed window to the front elevation, doors off to the accommodation, airing cupboard, wood laminate flooring.

Bedroom One

14'8 x 11'11 (4.47m x 3.63m)

Excellent-sized double bedroom with a coved textured ceiling, loft hatch, UPVC double-glazed window to the rear and side elevations, radiator, fitted mirrored 'L' shaped wardrobes, and carpet.

Bedroom Two

11'11 x 10'4 (3.63m x 3.15m)

A further good-sized double bedroom with textured ceiling, loft hatch, UPVC double-glazed window to the rear elevation, radiator, built-in wardrobes, and carpet.

Bedroom Three

11'9 x 7'4 (3.58m x 2.24m)

Again, a further good-sized bedroom with a coved textured ceiling, UPVC double-glazed window to front and side elevations, radiator, and carpet.

Shower Room

Coved flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the side elevation, attractive tiling to walls, chrome heated towel rail, vinyl floor covering, modern three piece white shower suite comprising of a shower enclosure with shower tray, glass screen and doors with wall mounted shower, enclosed system wc with push flush and a range of drawers with worktop over, sink with chrome mixer taps inset into a white gloss vanity unit.

Exterior

Rear Garden & Side Garden

Low maintenance with block paving, raised brick built bedded areas for plants, shrubs etc, block paved area leads round to the side garden which has a large lawned area with raised feature fishpond and sheltered pergola over, raised brick bedded areas for plants, shrubs, etc, and further block paved pathway, fenced to the boundaries, double opening gates, outside tap.

Front Garden

Has a hardstanding driveway with paved area, a brick wall to the boundaries with a wrought iron gate, and the driveway also leads to the garage.

Garage

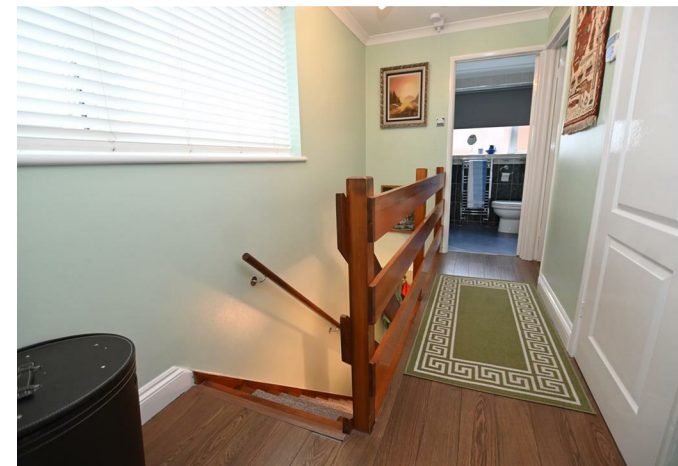
16'2 x 7'10 (4.93m x 2.39m)

Up and over door, power and light connected, opening to the workshop.

Workshop

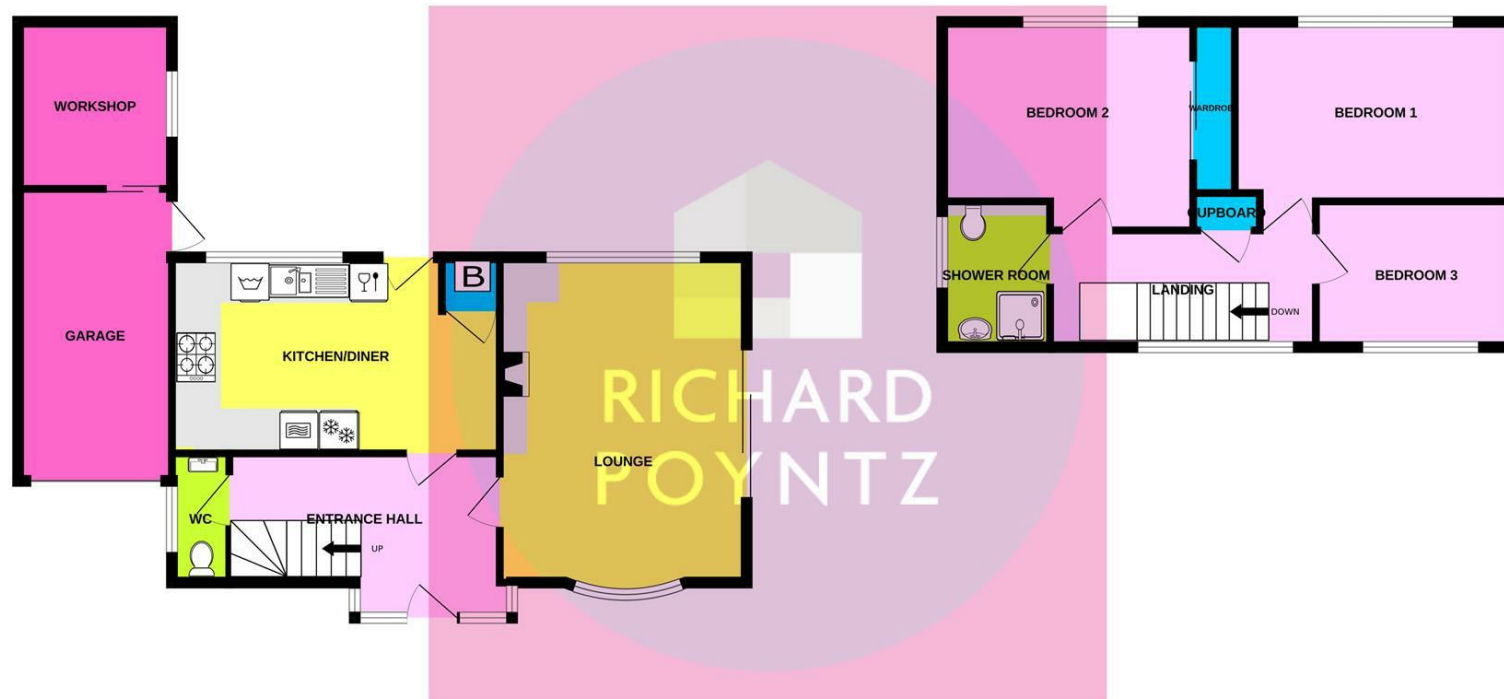
8'4 x 7'10 (2.54m x 2.39m)

UPVC double glazed window and door.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

